



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

- 7 JUL 2011

For office use only

Application No 320110541P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name	ROWLAND HOMES				
Street address:	FARINGTON HOUSE				
	STANIFIELD BUSINESS PARK				
	STANIFIELD LANE				
Town/City	LEYLAND				
County:	LANCASHIRE				
Country:	ENGLAND				
Postcode:	PR25 4UA				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	SHAUN	Surname:	TAYLOR
Company name:	GL HEARN				
Street address:	1 ST JAMES'S SQUARE				
Town/City	MANCHESTER				
County:					
Country:	UNITED KINGDOM				
Postcode:	M2 6DN				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
shaun_taylor@glhearn.com					

3. Description of the Proposal

Please describe the proposed development including any change of use:

FULL PLANNING APPLICATION FOR 49 HOUSES AND ASSOCIATED INFRASTRUCTURE WORKS.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

ERECTION OF 49 DWELLINGS

House: Suffix:
House name:
Street address:
LAND BOUNDED BY

DILWORTH LANE AND LOWER LANE

Town/City:
LONGRIDGE
County:
LANCASHIRE
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
361152
Northing:
437205

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Sarah Surname: Westwood

Reference:
RV/2011/ENQ/00132

Date (DD/MM/YYYY):
06/06/2011 (Must be pre-application submission)

Details of the pre-application advice received:

PRINCIPLE OF DEVELOPMENT/ S106 REQUIREMENTS/ DETAILED DESIGN MATTERS/ HIGHWAYS/ AFFORDABLE HOUSING

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

SITE LAYOUT PLAN 1001
OPEN SPACE PLAN 1780/03

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Roof - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Windows - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Doors - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Boundary treatments - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Lighting - add descriptionDescription of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

SEE DESIGN AND ACCESS STATEMENT AND ELEVATION PLANS

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	137	137
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SEE DRAINAGE STATEMENT

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

VACANT GREENFIELD

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

UNKEPT GRASSLAND

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

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17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No**Market Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				34	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

34

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		10	5		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

15

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	49
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No**19. Employment**

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

02.02

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NOT APPLICABLE

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient		Date notice served
Name	STANLEY AINSWORTH	06/07/2011
Number:	Suffix:	
Street:	EASTHAM HOUSE FARM	
Locality:	CLITHEROE	
Town:	LANCASHIRE	
Postcode:	BB7 9PH	
Name	RIBBLE VALLEY LUXURY HOMES LTD	06/07/2011
Number:	Suffix:	
Street:	EASTHAM HOUSE FARM	
Locality:	CLITHEROE	
Town:	LANCASHIRE	
Postcode:	BB7 9PH	

Title: Mr First name: SHAUN Surname: TAYLOR
Person role: Agent Declaration date: 06/07/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

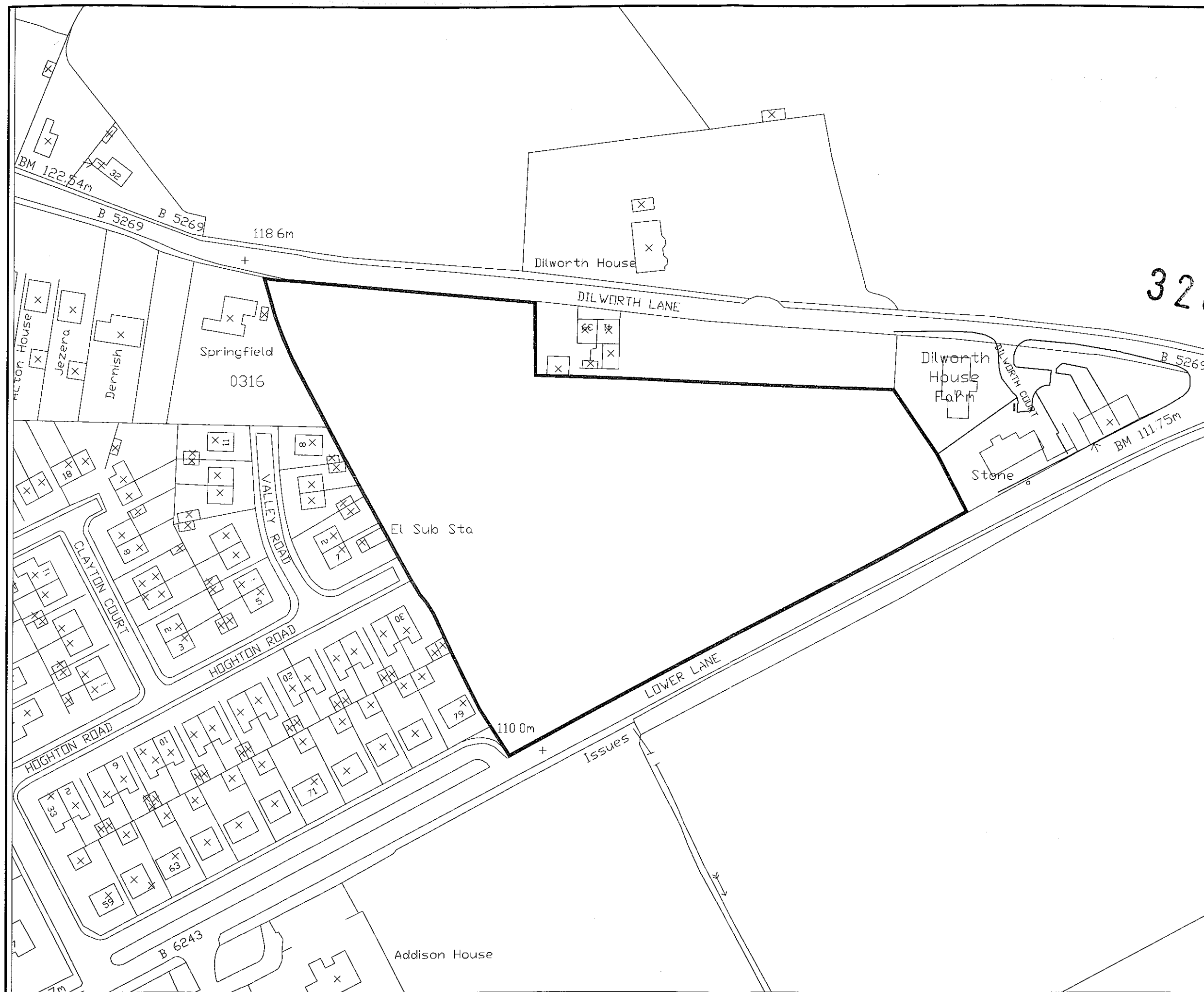
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: SHAUN Surname: TAYLOR
Person role: Agent Declaration date: 06/07/2011 ☒ Declaration Made

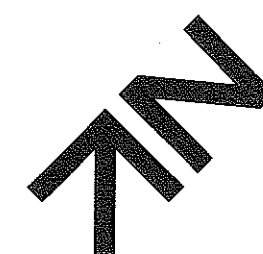
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date: 06/07/2011



NOTES



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REV	DESCRIPTION	DATE
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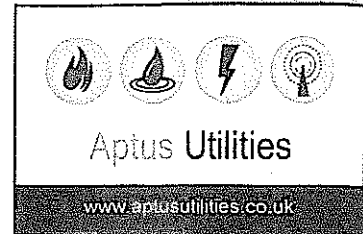


Rowland Homes Limited
 Farington House, Stanfield Business Park, Stanfield Lane
 Leyland, Lancashire PR25 4UA
 Tel: 01772 621166 Fax: 01772 623552 www.rowland.co.uk

DRAWING
LOCATION PLAN

PROJECT
DILWORTH ROAD, LONGRIDGE

SCALE	1:1250 @ A3	REV.	DRAWING No.
DATE	June 2011		R057/100
DRAWN	MCK		



Tony Bradford
Roland Homes Ltd
Farington House,
Stanifield Business Park,
Stanifield Lane,
Leyland,
Lancashire,
PR25 4UA

Our Reference ENQ0211-04
Your Reference Dilworth Lane, Longridge

APTUS UTILITIES
Services
Gas, Water, Electricity
Burgh Road Industrial Estate
Carlisle, Cumbria, CA2 7NA
Tel: 01204 325000
Email: info@aptusutilities.co.uk

10th June 2011

320110541P

Dear Tony,

Subject : Proposed Development off Dilworth Lane/Lower Lane Longridge

Having reviewed the utilities in the vicinity of the proposed development I can confirm there is electric, water and gas present in the area which could service the development.

Water mains run along Dilworth lane and Lower Lane, Gas mains are present on Dilworth Lane and on Hoghton Road adjacent the site. Electric cables run along lower lane and overhead lines run to the north of Dilworth Lane which could be used to service the site. There are also cables running through the site which will need to be diverted and services to existing properties will need to be maintained.

Whilst these utilities are present in the area we will need to apply to ENW, UU and National Grid for actual connection points when the site load requirements are known.

Yours Faithfully

Lisa Kerford
Aptus Utilities Ltd
01204 325000
lisa.kerford@aptusutilities.co.uk



Aptus Utilities is part of the Story Group which also comprises: Construction, Homes, Land, Plant and Rail

Aptus Utilities Ltd Registered in England No 7209034 Registered Office: Burgh Road Industrial Estate Carlisle, Cumbria, CA2 7NA

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Planning Statement

**Prepared on behalf of
Rowland Homes in respect of**

**New Residential Development
between Lower Lane & Dilworth
Lane, Longridge**

PREPARED BY

GL Hearn

Property Consultants

1 St James's Square
Manchester
M2 6DN

Tel: +44 (0)161 829 7800
Fax: +44 (0)161 829 7810
Email: manchester@glhearn.com
www.glhearn.com

Date: July 2011
J025206/Planning Statement

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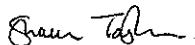
Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Director or Associate.

DATE	ORIGINATORS	APPROVED
	Shaun Taylor	Richard Heathcote
	Planning Associate Director	Land & Planning Director

July 2011



Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

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1 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Rowland Homes in support of a detailed planning application for 49 residential dwellings comprising 2 storey properties, providing a range of 2, 3 and 4 bedroom houses on land between Lower Lane and Dilworth Lane, Longridge.
- 1.2 The site covers an area of approximately 2.02 hectares (ha).
- 1.3 The planning application has been prepared following detailed pre-application consultation with the Planning Department at Ribble Valley Council during November 2010 and June 2011. In addition, a leaflet outlining the proposed development and seeking resident's comments has been circulated to neighbouring properties (see appendix 2). Further details regarding pre-application consultation are included in section 6 of this report.
- 1.4 This planning statement aims to demonstrate that the proposed development accords with the development plan and other material considerations, including the emerging Local Development Framework and national planning policy requirements.
- 1.5 The planning application is also supported by the following documents which are referred to where necessary throughout this statement:
- Design and Access Statement;
 - Transport Statement;
 - Utilities Assessment;
 - Drainage Statement;
 - Flood Risk Assessment;
 - Ecology Report (Phase 1 habitat survey & arboriculture);
 - Phase 1 & 2 Geo Environmental Investigation
 - Draft S106 Agreement
- 1.6 The remainder of this report is structured as follows:
- Section 2 describes the site and surroundings;
 - Section 3 appraises the scheme against the relevant planning policy;
 - Section 4 considers the planning issues;
 - Section 5 deals with affordable housing provision;
 - Section 6 outlines the community ensafement strategy;
 - Section 7 contains conclusions

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2 SITE AND SURROUNDING AREA

Site

- 2.1 The site is approximately 2.02 ha in size and lies between Lower Lane and Dilworth Lane to the East of Longridge.
- 2.2 The site is effectively triangular in shape and adjoins the main settlement of Longridge on the eastern boundary. The site is well contained between the built up area and Lower Lane / Dilworth Lane and forms a logical infill site without compromising the open countryside.
- 2.3 The site falls outside of the settlement boundary as identified in the Ribble Valley Local Plan 1998. The site however benefits from a sound location in terms of proximity to Longridge town centre including access to facilities and services
- 2.4 The site is Greenfield and currently forms unused grassland. The site does not form any type of open space; neither does it form any type of gap between settlements.
- 2.5 This application is supported by an accompanying Design & Access Statement (DAS) which clearly illustrates the salient features of the site and surrounding area and demonstrates the evolution of the scheme and the way in which neighbouring properties have been considered throughout this process.

3 PLANNING POLICY

3.1 This section assesses the proposals against the relevant development plan policies in relation to the key issues arising from the development.

3.2 Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'. The statutory development plan for this site comprises the Regional Spatial Strategy for the North West (NWRSS) (2008) and the saved policies of Ribble Valley Local Plan (1998). In addition, other relevant policy and background documents relating to the site have been taken into account.

3.3 The Local Plan had a lifespan of 15 years from its base date of 1991. It is therefore considered that the Local Plan is now around 5 years out of date and does not reflect current policy or wider housing market conditions. During May 2011, Decentralisation Minister, Greg Clark issued draft guidance regarding presumption in favour of sustainable development. The draft guidance states:

"There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- Prepare Local Plans on the basis that objectively assessed development needs should be met and with sufficient flexibility to respond to rapid shifts in demand or other economic changes;
- Approve development proposals that accord with statutory plans without delay;
- Grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date

All of these policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits when assessed against the policy objectives in the national planning policy framework taken as a whole".

3.4 The Local Development Framework (LDF) is due to replace the Local Plan under the 2004 Planning and Compulsory Purchase Act. The Local Development Framework has experienced a number of delays which has resulted in no DPD's being adopted by the council to date – further information with regards to the Core Strategy / Allocations DPD is provided later in this report.

National Planning Policy

Planning Policy Statement (PPS) 1 – Delivering Sustainable Development

3.5 PPS1 highlights the importance of social cohesion and inclusion which can be achieved by creating mixed communities and therefore the provision of sufficient, good quality new homes, including an appropriate mix of housing which is based on good design.

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Planning Policy Statement (PPS) 1 – Supplement – Planning and Climate Change

- 3.6 Planning and Climate Change is a supplement to PPS1 which sets out how spatial planning should contribute to reducing emissions and stabilising climate change. It states that the Government believes that climate change is the greatest long term challenge facing the world today, and therefore addressing climate change is the Government's principal concern for sustainable development
- 3.7 PPS1 supplement sets out key planning objectives including:
- In providing for homes, jobs, services and infrastructure needed by communities, and in renewing and shaping places where they live and work, strategies secure the highest viable resource and energy efficiency and reduction in emissions; and
 - Strategies respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.
- 3.8 Paragraph 40 states that an application seeking planning permission to develop a proposal that will contribute to the delivery of these key planning objectives should expect expeditious and sympathetic handling of the planning application.

Planning Policy Statement (PPS) 3 – Housing

- 3.9 PPS3 identifies the need to provide a mix of housing in the right place and at the right time. A key goal for PPS3 is to ensure that everyone has the opportunity of living in a decent home which is affordable and within a community where they want to live. PPS3 paragraph 10 outlines that to achieve this, the specific outcomes that the planning system should deliver are:
- High quality housing that is well designed and built to a high standard;
 - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
 - A sufficient quantity of housing taking into account need and demand and seeking to improve choice;
 - Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure;
 - A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land where appropriate.
- 3.10 PPS3 supports the provision of mixed communities and in paragraph 20 identifies the characteristics of mixed communities as being those where there is a variety of housing, particularly in terms of tenure, price and mix of different households, such as families with children, single person households and older people.

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Housing Delivery

- 3.11 PPS3 clearly seeks to ensure that local authorities deliver a flexible supply of land for housing. Paragraphs 52-57 set out the steps that local authorities should take via Local Development Frameworks (LDF's) for housing growth and to ensure there is a flexible supply of land for housing. PPS3 is also very clear whereby local authorities should be able to demonstrate an up-to-date five year supply of deliverable sites, where this is not the case LAs should consider favourably planning applications for housing having regard to the following considerations:
- Achieving high quality housing;
 - Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;
 - The suitability of a site for housing, including its environmental sustainability;
 - Using land effectively and efficiently.
- 3.12 Paragraph 72 states "Local Planning Authorities should not refuse applications solely on the grounds of prematurity".

Regional Spatial Strategy for the North West (NWRSS)

- 3.13 Following the election of the current coalition Government, the Secretary of State advised in a letter to Chief Planning Officers dated 27th May 2010, that it was the Government's intention to abolish Regional Strategies and that decisions on housing supply will rest with Local Planning Authorities. The Secretary of State (SoS) then announced the revocation of Regional Spatial Strategies on 6th July 2010. However, this was challenged in the High Court by Cala Homes and on the 10th November 2010, the 6th July revocation was quashed. As a result, Regional Strategies were reinstated as part of the development plan, however, the recent High Court appeal decision has ruled in favour of the Secretary of State whereby the Government's intention to abolish Regional Spatial Strategies can be taken into account and used as material consideration determining planning applications. The evidence base remains the most up to date source of information and therefore housing figures for the borough remain valid

Regional Housing Requirements

- 3.14 Policy L4 (Regional Housing Provision) requires Local Authorities to "monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision".

3.15 In Ribble Valley's case, the provision set out in policy L4 for the period 2003 – 2021 is 2,900 dwellings which equates to an annual provision of 161 dwellings (of this figure at least 65% is expected to be provided for on previously developed sites). In addition to setting the housing provision, policy L4 also requires Local Authorities to:

- Work in partnership with developers and other housing providers to address the housing requirements of different groups to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with other RSS policy;
- Use the results of up to date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments to inform the allocation of and development control decisions upon specific sites;
- Ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- Maximise the re-use of vacant and under-used brownfield land and buildings.

Until such a time that housing requirements are reassessed by Ribble Council, it is clear that the council will continue to adopt these figures as outlined in RSS.

Ribble Valley Local Plan (1998)

3.16 The Local Plan was adopted in 1998 and until the emerging LDF is adopted (particularly the Core Strategy), the majority of policies within the UDP have been 'saved' under transitional arrangements provided for within the Planning and Compulsory Purchase Act, 2004, and therefore remain valid for the purpose of determining planning applications. All of the policies referred to in this statement have been 'saved' under the transitional arrangements.

3.17 The key policies that are relevant to this proposal are:

- H2 – Dwellings in the open countryside
- G1 – Development Control
- G2 – Wilpshire, Clitheroe, Billington, Longridge & Whalley
- G5 – Outside settlement boundaries
- G10 – Legal Agreements
- G11 – Crime Prevention

H2: Dwellings in the Open Countryside

3.18 This policy seeks to limit development outside of settlement boundaries to the following:

- Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area;
- Residential development specifically intended to meet a proven local need.

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G1: Development Control

- 3.19 This policy seeks to ensure that all proposals provide a high standard of building design and landscape quality. Developments that meet this key objective will be permitted, unless it adversely affects the amenities of the surrounding area.

G2: Wilpshire, Clitheroe, Billington, Longridge & Whalley

- 3.20 This policy seeks to direct developments towards land within the main settlement boundaries. The policy seeks to approve development in Longridge where it is wholly within the built part of the settlement or the rounding off of the built-up area.

G5: Outside Settlement Boundaries

- 3.21 This policy seeks to prevent planning consent from being granted for proposals outside of the main settlement boundaries unless they are for small scale developments that are:
- Essential to the local economy or the social well being of the area; or
 - Needed for the purposes of agriculture or forestry; or
 - Sites developed for local needs housing; or
 - Small scale tourism developments and small scale recreational developments appropriate to a rural area; or
 - Other small scale uses appropriate to a rural area which conform to the policies of the plan

G10: Legal Agreements

- 3.22 This policy sets out the instances where legal agreements are likely to be required. With specific regard to this proposal, a S106 Agreement will be required to deal with matters such as affordable housing and maintenance of open space.

G11: Crime Prevention

- 3.23 This policy seeks to ensure that design considerations (to design out crime) are considered at the outset of any proposal.

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Affordable Housing – Memorandum of Understanding

- 3.24 Whilst this document is not an SPG or SPD, it has been consulted on and subsequently adopted by the Council to be used as a material planning consideration in determining planning applications. The document seeks to clarify the approach that the council will take in supporting the delivery of affordable housing. With specific regard to Longridge, the policy requires 30% of units on site to be affordable (this applies to developments of 0.5 hectares or more). The preferred tenure is for social rented housing, although the policy does allow for alternative intermediate products to be considered where a need is clearly demonstrated.

Ribble Valley Local Development Framework

- 3.25 The LDF process has encountered a number of delays given various changes to the planning system over the last 2 years. The Core Strategy has been subject to various public consultation and has recently been revised further and is awaiting consideration by relevant Committees at the time of writing this report. Once the Council has approved the amended Core Strategy a timetable will be prepared regarding the next steps. At this stage however, it would appear unlikely that there will be an adopted Core Strategy before the end of 2012 at the earliest.
- 3.26 The Allocations DPD is only in the very early stages of preparation with no timetable currently available regarding when it will be consulted on further and eventually adopted, although it is anticipated that much of this work will not commence until the core strategy is adopted

Strategic Housing Land Availability Assessment

- 3.27 The Strategic Housing Land Availability Assessment (SHLAA) has identified and assessed a number of sites across the borough in respect of their suitability and sustainability in respect of residential development and availability / deliverability. The application site is SHLAA reference 39, which has scored highly in respect of all sustainability credentials, and has also been identified as suitable for residential development. The site has been categorised as being deliverable in 0-5 years given that it meets the tests in PPS3 and is in a sustainable location suitable for housing development

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Conclusion

- 3.28 Whilst it is acknowledged that the site falls outside of the current settlement boundary for Longridge and therefore residential development is contrary to the current adopted Development Plan, it is clear that the Local Plan is now out of date and that there are other material planning considerations in support of this proposal that will be explored further in depth in Section 4 of this report.
- 3.29 The council has acknowledged in the latest Housing Completions report (April 2011), that there is only a 2.9 year supply of deliverable housing sites within the borough, therefore this proposal must be considered favourably and in the context of PPS3

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4 Planning Issues

Principal of Development / Housing Land Supply

Principal of Development

- 4.1 As already identified within this report, the application site is Greenfield and outside of the settlement boundary for Longridge as defined in the 1998 Local Plan. With regards to the Greenfield status of the site, it is noted that the RSS sets a target for at least 65% of residential development to be on previously developed sites within Ribble Valley. This target is typically lower than many more urban authorities due to a smaller supply of such sites. There is therefore an acknowledgement within RSS that there will be a requirement for Greenfield sites to come forward in the borough over the plan period.
- 4.2 PPS3 continues to recognise that previously developed sites continue to make an important contribution to meeting strategic housing land requirements and sets a national annual target of 60% of new housing to be provided for on previously developed land, however, PPS3 also recognises that the sustainability credentials of previously developed sites also need to be properly considered as not all previously developed sites will be suitable for residential development.
- 4.3 At the local level, Ribble Valley's target under BVPI106 is for 60% of residential development to be on previously developed sites. During the last monitoring period (identified in the 2010 Annual Monitoring Report [AMR]), 85% of new dwellings were built on previously developed land. It is therefore clear that Ribble Valley has been exceeding national, regional and local targets in recent years, although it is clear from the recent SHLAA that PDL sites are running out. This is explored further below.
- 4.4 It is clear from the emerging evidence base that will underpin the Core Strategy that there will not be sufficient previously developed sites across the borough (in the most sustainable locations) to meet housing requirements. Furthermore the emerging Core Strategy has identified a number of options with regards to residential development and in all cases there is a requirement for Greenfield sites to contribute towards achieving strategic housing requirements, not least to assist in providing affordable housing in the most sustainable locations.

Conclusion

- 4.5 The site lies outside of the Longridge settlement boundary as identified on the 1998 Local Plan Proposals map. The merits of the site for residential development are however very clear, given the close relationship of the site to the existing settlement,

proximity to public transport infrastructure and Longridge Town Centre where there are a range of services and facilities. Furthermore, the site is well contained given its triangular shape with residential to the west of the site and Dilworth Lane / Lower Lane running parallel to the site at either end. It is therefore considered that the development of this site for a residential use will not lead to the uncontrolled sprawl of the urban area.

- 4.6 It is also worth noting that the proposed development will provide 30% affordable housing (15 houses) that will be available for local residents. The remaining family housing will be for market sale.

Housing Land Supply

- 4.7 Ribble Valley Council withdrew its housing restraint policy in 2008 due to an increase in strategic housing requirement as established by the Regional Spatial Strategy (RSS13). This increase in housing requirement set alongside a reduction in house building activity following the recession has resulted in Ribble Valley being in an 'undersupply' situation, whereby the Council is unable to demonstrate a 5 year deliverable supply of housing as per the requirements of national planning policy (PPS3).
- 4.8 The undersupply position is well documented in the council's 2010 Annual Monitoring Report (AMR) which confirmed the council could only demonstrate a 2.2 year supply of deliverable housing sites based on the latest monitoring period.
- 4.9 More recently the Planning & Development Control Committee (16th June 2011) were presented with a Housing Land Availability Update which had a base date of 1st April 2011. This report further highlights that the Council continues to be unable to demonstrate a deliverable 5 year housing supply given that there is currently a 2.9 year supply of such sites.
- 4.10 Given this shortfall in housing land supply, PPS3 states that: "Local Planning Authorities should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations of paragraph 69". Paragraph 69 stipulates that in deciding planning applications, Local Planning Authorities should have regard to:
- Achieving high quality housing;
 - Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;
 - The suitability of a site for housing, including its environmental sustainability;

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- Using land effectively and efficiently.

4.11 It is clear that the council is currently unable to meet strategic housing requirements and therefore the aims and objectives of PPS3 are not being achieved, this will further exacerbate issues in the borough relating to housing supply and indeed the delivery of affordable housing. Whilst the council is preparing the Local Development Framework, which includes key documents such as the core strategy, the LDF is still quite some time away from becoming active. It is therefore critical that planning applications for residential development are considered against the backdrop of PPS3, particularly the sections of PPS3 which set out the circumstances that should be taken into account where a 5 year deliverable supply of housing cannot be demonstrated.

Conclusion

4.12 It is well documented by Ribble Valley Council that housing requirements are not being achieved and this has resulted in an under supply position. The lack of market housing coming forward is reducing overall supply across the borough and furthermore there are fewer opportunities for the delivery of affordable housing to meet local requirements. The council should therefore embrace proposals, such as this, that are of a suitable scale, are within a suitable location and where the provision of affordable housing will be secured.

Development Density

4.13 The accompanying Design & Access Statement (DAS) provides further details regarding the density of development and the way in which this reflects the locality. From a policy perspective, it is worth noting that PPS3 no longer stipulates a national minimum density.

Highways

4.14 The Transport Statement (TS) that accompanies this application concludes that the site is well located to public transport infrastructure given the nearby bus stops on King Street that provides regular routes serving the local area and high frequency buses to Preston. In addition, school buses serve bus stops along Dilworth Lane providing connections to schools in Longridge, Billington and Clitheroe. The TS also highlights a number of local amenities within walking distance of the site to include; post office, convenience store, health facilities and primary / secondary schools.

- 4.15 As part of the proposals, the site will relocate the westbound bus stop on Dilworth Lane to safely accommodate school pupils using the school buses, alongside a new footway fronting the site; 'dragon's teeth' markings will be introduced along Dilworth Lane upon entry into the 30mph zone and upgrading of the speed signs and a new pedestrian link will be provided onto Lower Lane as well as a play area for the local community.
- 4.16 With regards to increased traffic and trip generation as a result of this proposal, the TS concludes that the proposed development is expected to generate 1 vehicle every two minutes during weekday peak hour. This impact is considered to have a negligible impact on the highway network
- 4.17 Throughout the preparation of this scheme consultation has been undertaken with the Highways Authority, who have confirmed that the access arrangements are acceptable and therefore the scheme will be supported from a highways perspective.

Ecology & Arboriculture

Ecology

- 4.18 An extended phase 1 habitat survey has been carried out and all habitats plotted, together with 'Target Notes' expanding on areas of interest. A full data search was undertaken and the potential for protected species addressed. In respect of the latter two, trees were identified as having the potential for bat roosts and it is recommended that if any tree work were to be undertaken to those trees that the trees should be inspected by a licensed bat surveyor in advance of such work being carried out.
- 4.19 The Ecology Report has identified no issues that would prevent the site from being developed for a residential use.

Trees & Hedges

- 4.20 A tree survey was undertaken in advance of the layout being developed and was carried out in accordance with current best practice. Root zones were calculated and are shown on the tree survey plan, and standoff distances for the development have been based on those recommendations. Certain trees have been identified as being poor quality and/or in decline, and it is proposed to remove them and replace them with new species.

The routing of services into the site will take account of sensitive root zones and where there is conflict hand excavation and/or pipe ramming will be used to avoid root severance. New tree planting will be predominantly native species

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- 4.21 Hedges were also identified on the tree survey. Existing hedges will be retained and managed as appropriate, and in some circumstances by laying to increase vigour and density. Laying of the hedge immediately adjacent to the rear of proposed properties on Lower Lane is not proposed at this time, however, as it is considered that it would remove the effectiveness of an important screening feature for several years. It is proposed that this section of the hedge should be maintained at a height of between 2 and 3 metres in height by 'topping' and treated, in conjunction with the young ash trees that are present adjacent to the hedge inside the site as a 'woodland edge'. Any gaps in the hedgerow will however be made good with new species reflecting the existing

Contamination

- 4.22 A Geo-Environmental Investigation has been undertaken for this site (the full report accompanies this planning application). These investigations have been undertaken using desktop analysis of historical records and by intrusive ground investigations. The results of the survey work indicate that the data does not exceed any of the screening criteria for a residential end use.

Flood Risk

- 4.23 A Flood Risk Assessment (FRA) has been carried out in support of this planning application and in accordance with PPS25. The site is located outside of any pre-defined flood risk areas and is located in an area with low probability of flooding from a fluvial source. Furthermore, the site is not located within any Environment Agency floodplains within 250m of the site. Therefore, from a flood risk perspective, there is no reason why this site cannot be developed for a residential use.

Drainage

Foul

- 4.24 The accompanying assessment identifies that levels generally fall to the Lower Lane boundary where a gravity connection is possible. Furthermore, there is a private foul drain crossing the site which is intended to connect to the proposed foul drainage system. Sewers on the development will be situated within adopted highways areas on the development where possible under a Section 104 Agreement with United Utilities.

Surface Water

- 4.25 A separate system for surface water drainage will be directed to the watercourse on the south side of Lower Lane. Attenuation will be required in order to limit the flows

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from the site to the watercourse in all events up a 100 year event including a 30% allowance for climate change. The surface water will be accommodated for in oversized pipes underground for the 30 year event and above ground for the 100 year event. It is therefore considered that the site can be adequately drained.

Utilities

- 4.26 Aptus Utilities have made appropriate enquiries regarding both the location and capacity of utilities to serve the site. There is sufficient infrastructure and capacity within close proximity to the site to serve the development for electric, gas and water. On this basis, the existing infrastructure can serve the proposed development.

Sustainability

- 4.27 This statement demonstrates the ways in which Rowland Homes propose to address the policy aims to achieve circa 10% reduction in carbon dioxide (CO₂) emissions, including possible provision of energy from renewable sources.

Achieving a 10% Reduction Across the Site

- 4.28 In order to comply with the Building Regulations all dwellings will have to achieve a minimum 25% improvement of the DER over the TER. It is anticipated that 10% of the required minimum improvement of DER over the TER could be met by a renewable energy source. It is currently anticipated that the renewable energy source will be provided by the installation of Mechanical Ventilation with Heat Recovery (MVHR), whereby heat is captured from the air extracted from rooms and fed back, thereby reducing the energy needed for heating; by Photovoltaic solar panels; whereby energy is harnessed from the sun and converted to electricity or "solar hot water", comprising panels on the roof of properties and a dual coil cylinder, the water in which can be heated by the solar energy gained.
- 4.29 To achieve the improvement in DER over TER high levels of thermal insulation will be incorporated in properties across the whole development, with increased levels of thermal insulation, improved building air tightness, installation of modern and efficient condensing gas boilers, etc., and, where necessary, from the provision of renewable energy sources on further properties. This will be demonstrated in the SAP calculations provided at Building Regulations application stage. In addition, an Energy Performance Certificate (EPC) will be given to the purchasers of every new dwelling, which includes information advising them how the energy efficiency of their new home can be approved further, along with a Home User Pack.

Further Sustainability Matters

4.30 It is anticipated that a number of site wide sustainable matters will be incorporated across the housing development to include:

- Fixtures and fittings within the houses will be designed to reduce water consumption, i.e dual low flush toilets, reduced flow shower heads and taps with low flow rates;
- It is intended that the roof, external walls, internal partitions, floors and windows of all dwellings on the development will achieve an A+ to D rating from the Green Guide 2008 for Housing and it is intended that the majority of the materials in the basic building elements will be responsibly sourced;
- A "Site Waste Management Plan" will be prepared for the development incorporating the monitoring of waste generated on site and the setting of targets to promote resource efficiency. Where possible, waste will be minimised, segregated, reused and recycled
- It is intended that insulating materials for the roof, wall, floor and hot water cylinder that avoid the use of ozone depleting substances and have a global warming potential (GWP) of less than 5 will be specified.
- It is intended that average dry NOx emissions from the space and hot water heating is expected to be less than 40 NOx mg/kWh
- The control of pollution and management of site waste will comply fully with the relevant Health & Safety Executive standards.
- The regulations and guidance in relation to hazardous materials set out in the COSHH (Control of Substances Hazardous to Health) regulations will be strictly adhered to

4.31 It is clear from the above information that the proposed development will comply with current planning policy regarding a 10% reduction in energy consumption across the site and in the same instances will exceed this requirement.

Planning Contributions

4.32 This planning application is supported by an accompanying draft S106 Agreement that deals specifically with the following issues:

1. Affordable Housing
2. Open Space (maintenance)

4.33 The draft S106 agreement will be discussed further with the Local Planning Authority throughout the planning application process

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5 Affordable Housing

- 5.1 The proposed development has taken full consideration of the Memorandum of Understanding which has been adopted by the council as described in section 3 of this report.
- 5.2 Throughout the preparation of this development, consideration has also been given to the Strategic Housing Market Assessment (SHMA) that was prepared in 2008. The SHMA has acknowledged high levels of owner occupation within the borough along with a growing population. The SHMA also highlights a significant need for affordable housing across the borough and the way in which there will need to be an increase in the supply of market housing to meet the demand from a growing population and to assist in the delivery of affordable housing.
- 5.3 In line with policy requirements, the proposed developed will provide for 30% affordable housing which equates to 14.7 houses. The scheme will provide 15 houses of the following mix and tenure.

Table 1 – Summary of affordable housing by type & tenure

Number of Houses	Number of Bedrooms	Tenure
5	2	Social Rented
2	3	Social Rented
5	2	Shared Ownership
3	3	Shared Ownership
Total 15		

- 5.4 Table 1 highlights that the proposed scheme will provide for 7 houses that will be made available for social rent and 8 houses that will be made available on a shared ownership basis, this equates to 46.66% and 53.33% respectively. This balance in tenure split closely reflects the evidence from the 2008 SHMA that identifies a requirement of 40% for social rent and 60% for subsidised home ownership. It is therefore considered that the proposed development accords with the Memorandum of Understanding and will contribute towards meeting affordable housing requirements for the borough.

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6 Community Engagement

- 6.1 This section of the report outlines the steps that have been taken to engage with the local community pre-submission of a planning application in line with the requirements of Ribble Valley Borough Council.

Ribble Valley Statement of Community Involvement (2010)

- 6.2 The Statement of Community Involvement (SCI) was adopted by the council during December 2010. The SCI sets out the various ways in which residents of the borough will be consulted on regarding the planning process, both in terms of LDF preparation and the consideration of planning applications.

- 6.3 Section 4 of the SCI sets out a series of recommendations and advice for applicants regarding pre-application engagement with both the local planning authority and local residents.

- Undertake pre-application discussions with the council at an early stage;
- Make proposals available for public view;
- Circulate a leaflet outlining their proposals to local residents;
- Arrange a meeting with groups in the community (e.g. Parish Council, residents associations, interested parties, neighbours)

The SCI recommends that a record of consultation is maintained and to submit a consultation statement with any subsequent planning application.

Method of Community Engagement

- 6.4 Pre-application meetings took place with planning officers at Ribble Valley Borough Council during 2010 and during June 2011 to discuss residential development in this location. At each meeting a draft scheme was provided beforehand to allow detailed comments to be provided by officers that could subsequently be taken account of at a later stage. The pre-application meetings have resulted in a scheme that is less dense than originally envisaged; this is a result of ensuring the character of the area is maintained, whilst continuing to apply national and local planning policy.

- 6.5 In addition to pre-application meetings with the council, a leaflet was prepared to outline the proposed development and to seek the views of local residents (see appendix 2). 400 leaflets were distributed to a wide area stretching well beyond the site (see appendix 3) to ensure that the views of the community beyond the immediate site had the opportunity to comment

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- 6.6 The leaflets were distributed over two days (18th and 19th of May). At the time of writing this report, some 7 weeks since the leaflets were distributed, 13 comments have been received (see table below from breakdown of responses.)

Table 2 – Breakdown (by type) of consultation responses received

Oppose	6
Support	2
Undecided	3
Not known	2

- 6.7 The total number of responses received reflects a 3% response from the number of households consulted.

- 6.8 In addition to the above methods of consultation, representatives from Rowland Homes and GL Hearn attended a public meeting held at the Old Station Rooms on 4th July 2011 at the request of Councillors Hind and Swarbrick. The meeting was attended by approximately 50 members of the public who were presented with the proposed scheme and were given the opportunity to ask questions of the developer. The key issues arising from responses received to date and at the public meeting are summarised below.

- The site should remain undeveloped
- Hoghton Road should remain a cul-de-sac
- Visibility splays to Dilworth Lane unlikely to be sufficient, a mini roundabout would be more appropriate
- Development would ruin a peaceful area
- Already insufficient jobs in the local area
- Insufficient capacity within schools, doctors surgeries and the existing sewerage system
- The proposal would not be of any benefit to local residents
- Highway safety
- Greenfield site that supports wildlife
- Drainage issues in the area
- Two storey development not in-keeping with neighbouring areas which are primarily dormer houses
- The site has previously been ruled out by a Local Plan Inspector
- No need for additional housing in Longridge
- A public meeting should be arranged with the developer in attendance
- Proximity of plot 47 to existing building
- Concern regarding construction traffic – what routes will be used

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- 6.9 All of the issues raised above have been addressed either in this report, the accompanying Design and Access Statement or within individual reports that accompany this planning application.

A letter has been sent to all residents that responded to outline amendments to the proposal taking account of their comments, or where this has not been possible an explanation outlining why the scheme cannot be amended.

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7 Conclusions

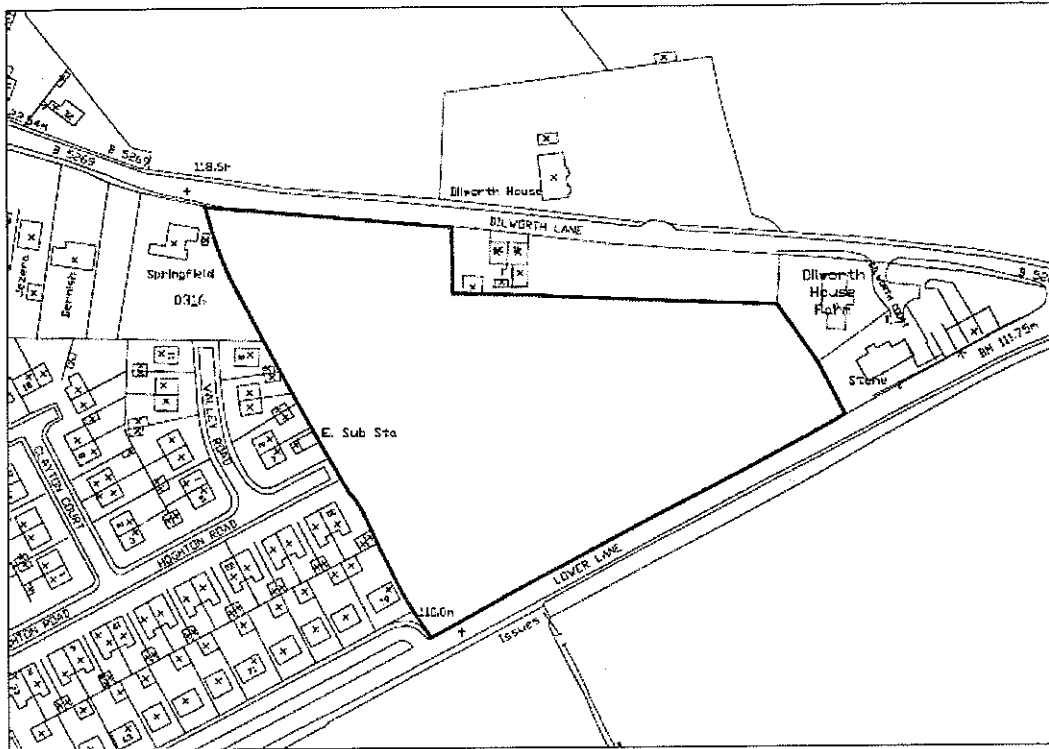
- 7.1 The Council clearly acknowledges in the 2010 AMR, and more recently in a report to the Councils Planning and Development Committee, that the authority is unable to demonstrate a 5 year deliverable supply of housing sites, a key requirement of national planning policy (PPS3).
- 7.2 In circumstances where there is not a 5 year deliverable supply of housing sites Local Planning Authorities must take into account paragraphs 69 and 71 of PPS3 with regard to determining planning applications for residential development.
- 7.3 The emerging Core Strategy has not yet been subject to independent examination and therefore little weight can be attached to this at the current time. However, it can be considered as a clear indication of future policy direction. It is clear that the emerging Core Strategy seeks to focus development within the larger service centres, of which Longridge is one.
- 7.4 It is clear from emerging Government Guidance that the 'presumption in favour of sustainable development' is at the heart of the planning system. As outlined earlier in this report, permission should be granted where the development plan is absent, silent, indeterminate or where relevant policies are out of date. It is clear that the Ribble Valley Local Plan is over 5 years out of date and does not reflect current national planning policy, therefore this proposal should be considered favourably.
- 7.5 The site benefits from a sound location with regards to Longridge Town Centre, where a range of services and facilities are available. The site is also well served by bus routes connecting to Clitheroe, Preston and beyond. It is therefore considered that the proposed development complies with PPS1 with regards to creating mixed and sustainable communities.
- 7.6 Whilst it is not disputed that this is a greenfield site, PPS3 does make provision for residential development on greenfield sites, and specifically refers to making the effective use of land. The proposed density of development seeks to make the most effective use of the site whilst maintaining the character of the area in terms of density of development.
- 7.7 The application is accompanied by a number of supporting documents that demonstrate the site is suitable for residential development including site access and the provision of utilities.

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- 7.8 Careful consideration has been given to undertaking pre-application discussions with the council and wider community engagement pre-submission of the planning application. The proposed development has taken account of all comments received, where possible.
- 7.9 Careful attention has been paid to the overall layout and design of the scheme to ensure that it meets all of the Council's standards as a minimum and wherever possible exceed such standards. It is therefore considered that the proposed development would fit well with regards to the adjacent residential area and Longridge as a whole.
- 7.10 The proposed development will provide much needed housing in the area by offering a product that is not currently available. In addition, the scheme will provide 15 affordable houses that will contain both socially rented houses and shared equity houses and will be available to local residents that are currently on the Council's waiting list.
- 7.11 The development of this site for a residential use will not compromise the emerging core strategy. The proposal will assist the Council in terms of meeting national policy requirements, particularly PPS3.
- 7.12 For the reasons outlined above and covered in detail within this report, it is considered that the proposal complies with current planning policy and therefore should be considered favourably.

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Appendix 1 – Application Site



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Appendix 2 – Community Engagement Leaflet

Rowland

Our Ethics

Rowland has grown from a small local business to a major regional player, with developments stretching across the North West. As a responsible developer with a social conscience, Rowland takes on board the views of local people.

Rowland are also strongly committed to the use of a local workforce, employing North West Sub Contractors wherever possible and increasing the number of young people put through apprenticeships.

The Next Steps

Rowland are currently working together with planning consultants GJ Hearn to prepare the planning application, therefore if you should have any views regarding our proposals please send them direct to GJ Hearn using one of the methods below.

All comments received will be recorded and will assist Rowland Homes in the preparation of a planning application.

By Post:

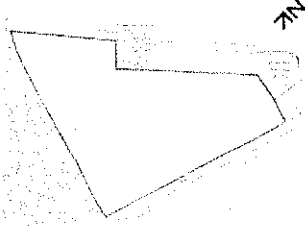
Telephone: 0161 829 7839

Email: kate.o'neill@ghearn.com

Kate O'Neill
GJ Hearn Ltd,
Property Consultants,
1 St James' Square,
Manchester, M2 6DN

Proposed Housing Development

This leaflet has been produced to provide members of the local community with an indication of a development proposed by Rowland on land which is located between Lower Lane and Dilworth Lane, Longridge. The site currently forms unused grassland and benefits from an excellent location in relation to the centre of Longridge, where there are a range of services and facilities.



Rowland Homes are now seeking to acquire the site with a view to bringing forward a planning application in the near future for a housing development consisting of 49 family homes. Your comments would be welcomed so that a planning application can be prepared taking account of your views.


Rowland


Rowland



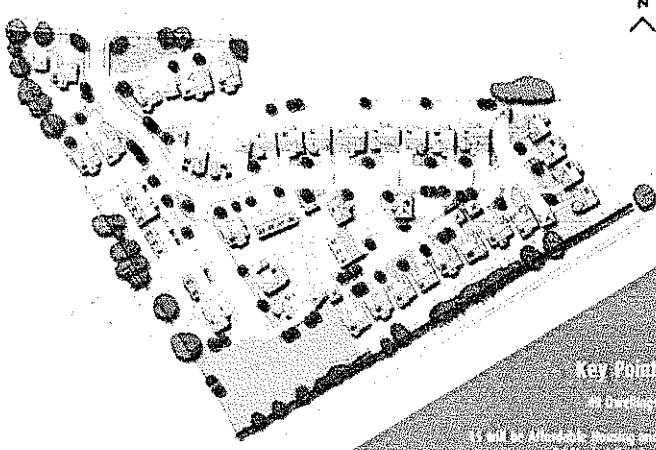
May 2011

Proposed Layout

1. The proposed layout is a housing development consisting of 49 family homes, arranged in a grid pattern, with a central green space and a pedestrian route.

2. The proposed layout is a housing development consisting of 49 family homes, arranged in a grid pattern, with a central green space and a pedestrian route.

3. The proposed layout is a housing development consisting of 49 family homes, arranged in a grid pattern, with a central green space and a pedestrian route.



Key Points:

- 49 Dwellings
- 15 will be Affordable Housing and 34 Market Housing
- Affordable Housing will be 2/3 beds
- Market Housing will be all 3 beds
- On site open space



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Appendix 3 – Area of Distribution (consultation leaflet)

